

CHAPTER 20.66

OFF-STREET PARKING AND LOADING REGULATIONS

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20.66.010 Purpose

The specific purposes of the off-street parking and loading regulations are to:

- A. Ensure that off-street parking and loading facilities are provided for new land uses and for major alterations and enlargements of existing uses in proportion to the need for such facilities created by each use.
- B. Establish parking standards for uses consistent with need and with feasibility of providing parking on specific sites.
- C. Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts.

20.66.020 Basic Requirements for Off-Street Parking and Loading

- A. When Required. At the time of initial occupancy of a site, construction of a structure or alteration or enlargement of a site or structure.
- B. On-site Parking Required. Permanent parking shall be located on the same parcel as the uses served, except for the following:

1. Townhouses and multi-family uses, where the parking is located on another parcel within the same development site and within 200 feet of the units they are intended to serve.
 2. With the approval of an off-site parking arrangement pursuant to Section 20.66.080: Off-site Parking.
- C. Permanent Availability Required. Each parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes for the use it is intended to serve. The Planning Director may authorize the temporary use of a parking or loading space in conjunction with a seasonal or intermittent use for a period of not more than 30 days.
- D. Nonconforming Parking or Loading. Land uses and structures which are non-conforming due solely to the lack of off-street parking or loading facilities required by this chapter, shall be subject to the provisions of Section 20.62.060: Nonconforming Parking.
- E. Calculation of Spaces Required.
1. Fractional parking space requirements shall be rounded up to the next whole space.
 2. Fractional loading berth requirements shall be rounded down to the next whole space, and no berth shall be required for a fraction less than one.
 3. Where bench seating or pews are provided, 18 linear inches of seating shall be considered to constitute a seat.
 4. References to spaces per square foot are to be calculated on the basis of gross floor area unless otherwise specified.
 5. References to spaces per employee are to be calculated on the basis of peak employment.
 6. "Net Public Area" shall be defined as the total area of Eating and Drinking Establishment or Cabarets and Nightclubs, excluding kitchens, restrooms, offices pertaining to the use only, and storage areas.
 7. References to spaces per occupant are to be calculated on the basis of maximum occupancy approved by the City of Newport Beach Fire Department.

- F. Spaces Required for Multiple Uses. If more than one use is located on a site, the number of off-street parking spaces and loading berths to be provided shall be equal to the sum of the requirements prescribed for each use.

20.66.030 Off-Street Parking and Loading Spaces Required

Off-street parking and loading spaces shall be provided in accord with the following schedule. Where the use is undetermined, the Planning Director shall determine the probable use and number of parking and loading spaces required. In order to make this determination, the Planning Director may require the submission of survey data from the applicant or collected at the applicant's expense.

Off-Street Parking and Loading Spaces Required

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces
<i>RESIDENTIAL</i>		
DAY CARE, LIMITED		
-LARGE FAMILY CHILD CARE HOMES	2 per site for drop-off and pick-up purposes (in addition to the spaces required for the dwelling unit).	---
GROUP RESIDENTIAL	1 covered per 2 guest rooms.	---
RESIDENTIAL CARE, LIMITED	1 per 3 beds.	---
SINGLE FAMILY RESIDENTIAL	<u>R-1.5 District:</u> 2 enclosed per unit. <u>All other districts:</u> 2 per unit, including 1 covered.	---
-ACCESSORY DWELLING UNITS	1 per unit; a minimum of 2 covered per site.	---
TWO-FAMILY RESIDENTIAL	<u>R-1.5 District:</u> 2 per unit with a minimum of 2 enclosed per site. <u>All other districts:</u> 2 per unit, including 1 covered.	---
MULTI-FAMILY RESIDENTIAL	2 per unit, including 1 covered, plus 1 for guest parking for 3 units; 2 per unit, including 1 covered, plus 0.5 per unit for guest parking, for 4 or more units	---

Off-Street Parking and Loading Spaces Required		
Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces
RESIDENTIAL STRUCTURES OTHER THAN DWELLING UNITS	3 spaces for any structure containing 2,000 sq. ft. or more, exclusive of areas devoted to parking and open space.	
<i>PUBLIC AND SEMI-PUBLIC</i>		
AIRPORTS	As specified by use permit.	---
CEMETERIES	As specified by use permit.	---
CLUBS & LODGES	1 per 3 seats or 1 per 35 sq. ft. used for assembly purposes.	---
CULTURAL INSTITUTIONS	1 per 300 sq. ft.	---
DAY CARE, GENERAL	1 per 7 children; maximum enrollment based on maximum occupancy load.	---
GOVERNMENT OFFICES	1 per 300 sq. ft.	---
HELIPORTS	As specified by use permit.	---
HOSPITALS	1 per bed; plus 1 per resident doctor and 1 per employee.	---
MAINTENANCE & SERVICE FACILITIES	1 per 500 sq. ft.	---
MARINAS	0.8 per berth.	---
PARK & RECREATION FACILITIES	As specified by use permit.	---
PUBLIC SAFETY FACILITIES	As specified by use permit.	---
RELIGIOUS ASSEMBLY	1 per 3 seats or 1 per 35 sq. ft. used for assembly purposes.	---
RESIDENTIAL CARE, GENERAL	1 per 3 beds.	---
SCHOOLS (PUBLIC & PRIVATE)	As specified by use permit.	---
UTILITIES (MAJOR)	As specified by use permit.	---

Off-Street Parking and Loading Spaces Required		
Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces
COMMERCIAL USES		
ADULT ORIENTED BUSINESSES	1 per 1.5 occupants.	---
AMBULANCE SERVICES	1 per 500 sq. ft.; plus 2 storage spaces.	---
ANIMAL SALES AND SERVICES		
-ANIMAL BOARDING	1 per 400 sq. ft.	---
-ANIMAL GROOMING	1 per 400 sq. ft.	---
-ANIMAL HOSPITALS	1 per 400 sq. ft.	---
-ANIMAL RETAIL SALES	1 per 250 sq. ft.	1 per 10,000 sq. ft.
ARTISTS' STUDIOS	1 per 1,000 sq. ft.	---
BANKS/SAVINGS & LOANS	1 per 250 sq. ft.	---
-WITH DRIVE-UP/DRIVE THROUGH SERVICE	Queue space for 5 cars per teller.	---
BUILDING MATERIALS AND SERVICES	1 per 1,000 sq. ft. of lot area.	1 per 10,000 sq. ft.
CATERING SERVICES	1 per 400 sq. ft.	---
COMMERCIAL RECREATION & ENTERTAINMENT		---
-BOWLING ALLEYS	3 per alley; plus 1 per 250 sq. ft. of public assembly and retail areas.	---
-ELECTRONIC GAME CENTERS	1 per 400 sq. ft.	---
-MOTION PICTURE THEATERS	1 per 3 seats.	---
-SKATING RINKS	1 per 5 fixed seats or 1 per 35 sq. ft. of seating area if there are no fixed seats; plus 1 per 250 sq. ft. of floor area not used for seating.	---
-TENNIS AND RACQUETBALL CLUBS	4 per court.	---
-CABARETS AND NIGHTCLUBS	As specified by use permit (See Section 20.66.070.	---

Off-Street Parking and Loading Spaces Required

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces
-OTHER COMMERCIAL RECREATION USES	As specified by the Planning Director.	---
COMMUNICATION FACILITIES	1 per 500 sq. ft.	---
EATING & DRINKING ESTABLISHMENTS		
-FULL -SERVICE, LOW TURNOVER	As specified by use permit (See Section 20.66.070).	---
-FULL-SERVICE, HIGH TURNOVER	As specified by use permit (See Section 20.66.070).	---
-FULL SERVICE, SMALL-SCALE	1 per each 3 seats or 1 per each 75 sq. ft. of net public area (See Section 20.66.070).	---
-WITH LIVE ENTERTAINMENT	As specified by use permit (See Section 20.66.070).	---
-TAKE-OUT SERVICE	1 per 50 sq. ft.; plus 1 for each employee on duty (See Section 20.66.070).	---
-LIMITED	1 per 250 sq. ft..	---
-ACCESSORY	1 per each 3 seats or 1 per each 75 sq. ft. of net public area.	---
-BARS & COCKTAIL LOUNGES	As specified by use permit (See Section 20.66.070).	---
FOOD & BEVERAGE SALES	1 per 200 sq. ft.	1 per 10,000 sq. ft.
FUNERAL & INTERNMENT SERVICES	1 per 35 sq. ft. of seating area.	---
HORTICULTURE, LIMITED	1 per 2 acres.	---
LABORATORIES	1 per 500 sq. ft.	---
MAINTENANCE & REPAIR SERVICES	1 per 500 sq. ft.	---
MARINE SALES & SERVICES		---
-BOAT CHARTER		---
-CHARTER VESSELS	1 per each 3 occupants, including crew members	---
	1 per each 2 occupants,	

Off-Street Parking and Loading Spaces Required		
Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces
-SPORT FISHING VESSELS	including crew members	---
-BOAT RENTAL & SALES	1 per 1,000 sq. ft. of lot area	---
-BOAT RENTAL & SALES OFFICE	1 per 350 sq. ft.	---
-BOAT YARDS	As specified by use permit.	---
-COMMERCIAL DOCKING FACILITIES	0.75 per slip or 0.75 per 25 feet of mooring space.	---
-DRY BOAT STORAGE	0.33 per storage space	---
-DRY DOCKS	2 per dry dock	---
-RETAIL MARINE SALES	1 per 250 sq. ft.	1 per 10,000 sq. ft.
NURSERIES	1 per 1,000 sq. ft. of lot area for first 10,000 sq. ft.; 1 per 5,000 sq. ft. thereafter, plus 1 per 250 sq. ft. floor area.	---
OFFICES, BUSINESS & PROFESSIONAL	1 per 250 sq. ft. of net floor area; see Section 20.66.060.	---
OFFICES, MEDICAL & DENTAL	1 per 200 sq. ft.; see Section 20.66.060.	---
-CLINICS	1 per 250 sq. ft.; plus 1 per doctor and 1 per employee.	---
PAWN SHOPS	1 per 250 sq. ft.	---
PERSONAL IMPROVEMENT SERVICES	1 per 250 sq. ft.	---
-DANCE OR MUSIC STUDIO	1 per 600 sq. ft.	---
-HEALTH/FITNESS CLUB	As specified by use permit.	---
PERSONAL SERVICES	1 per 250 sq. ft.	---
-NAIL SALONS	1 per 80 sq. ft.	---
SHOPPING CENTERS	See Section 20.66.090.	1 per 10,000 sq. ft.
RESEARCH & DEVELOPMENT SERVICES	1 per 400 sq. ft.	---
RETAIL SALES NOT LISTED UNDER ANOTHER USE CLASSIFICATION	1 per 250 sq. ft.	1 per 10,000 sq. ft.

Off-Street Parking and Loading Spaces Required		
Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces
VEHICLE/EQUIPMENT SALES AND SERVICES		
-AUTOMOBILE WASHING	1 per 200 sq. ft. of sales, office, or lounge area; plus queue for 5 cars per washing station.	---
-SERVICE STATIONS	5 per service bay; a minimum of 4.	---
-VEHICLE/EQUIPMENT REPAIR	1 per 300 sq. ft.	---
-VEHICLE/EQUIPMENT RENTALS & SALES	1 per 1,000 sq. ft. of lot area.	---
-VEHICLE STORAGE	1 per 500 sq. ft.	---
VISITOR ACCOMMODATIONS		
-BED & BREAKFAST INNS	1 per guest room; plus 2 spaces.	---
-HOTELS	1 per 2 guest rooms.	---
-MOTELS	1 per guest room.	---
-SRO RESIDENTIAL HOTELS	0.2 per room.	---
WAREHOUSING & STORAGE (LIMITED)	1 per 2,000 sq. ft.	---
<i>INDUSTRIAL</i>		
INDUSTRY, CUSTOM	1 per 1,000 sq. ft.	---
INDUSTRY, GENERAL	1 per 2,000 sq. ft.; a minimum of 1 per 10,000 sq. ft. 10 for each establishment.	---
INDUSTRY, LIMITED	1 per 750 sq. ft.	---
INDUSTRY, MARINE-RELATED	1 per 750 sq. ft.	---
INDUSTRY, R&D	1 per 500 sq. ft.	---
STORAGE AND DISTRIBUTION	1 per 2,000 sq. ft.; a minimum of 1 per 10,000 sq. ft. 10 for each establishment.	---

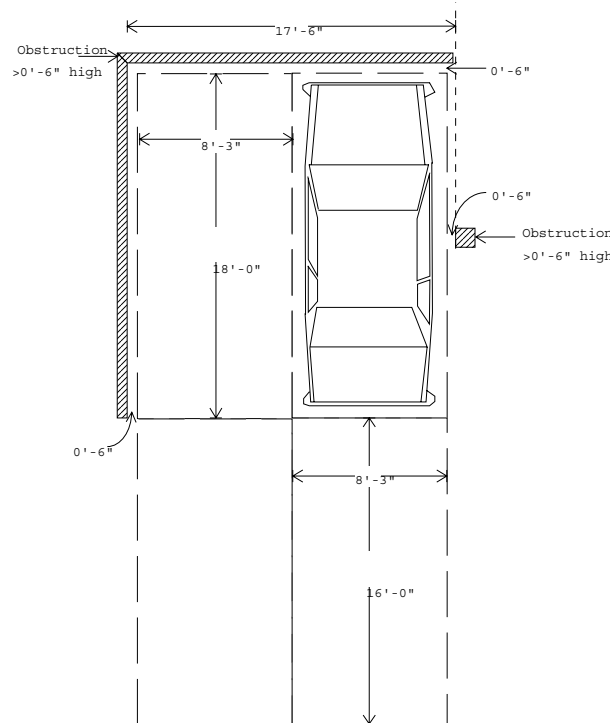
20.66.040 Parking Standards for Residential Districts

A. Parking Space Dimensions and Clearances

1. Minimum Interior Dimensions. Required parking spaces shall have a minimum interior width of 8 feet, 3 inches and a minimum interior depth of 18 feet.

Exception: In R-1.5, R-2 and MFR Districts, where tandem parking is provided, one of each set of two tandem spaces may have a minimum interior depth of 16 feet, provided this space is not used to meet the requirements for covered parking.

2. Increased Dimensions Near Obstructions. Each parking space adjoining a wall, column or other obstruction higher than 6 inches shall be increased by 6 inches on each obstructed side.



3. Minimum Vertical Clearances. The minimum unobstructed vertical clearance for parking spaces shall be 7 feet, except that for the front 4 feet, the minimum unobstructed vertical clearance may be 4 feet.
4. Access. Each parking space shall be capable of being reached directly from an adjoining vehicular right-of-way or over an improved hard-surfaced driveway. Where access to a required parking space is taken over a driveway, said driveway

shall be maintained free and clear at all times except for the parking of currently registered, licensed motor vehicles, and for temporary obstructions which are incidental to the use of the property. Said temporary obstructions in the driveway shall be permitted only for a period of 72 hours.

B. General Controls. The following parking controls shall apply to the parking or storage of motor vehicles, recreational vehicles, watercraft, and trailers in residential districts:

1. For each dwelling unit there shall be at least 1 covered parking space.
2. Tandem parking up to a maximum of 2 cars in depth shall be permitted.
3. Parking in Required Yards.
 - a. Front Yards. Parking or storage in required front yards shall be prohibited, except on driveways in front of garages that set back a minimum of 19 feet from the front property line.
 - b. Side Yards. Parking or storage in required side yards (behind the rear line of the required front yard) shall be permitted.
 - c. Rear Yards. Parking or storage in required rear yards shall be permitted.
 - d. Structural Encroachments. Structural encroachments in required yards shall only be permitted as provided in Section 20.60.030.
5. Covered parking spaces located on the front one-half of a lot shall have side walls and an operating garage door for access of automobiles.
6. R-1.5 District. Enclosed parking shall be enclosed on all sides by walls or doors.
7. Parking or storage on the roof of a building in any residential district is prohibited.
8. Parking or storage is prohibited on vacant lots.

20.66.050 Parking Standards for Commercial and Industrial Districts

A. Applicability. The requirements of this section and any off-street parking standards adopted by the City Council shall apply to all off-street parking facilities which are required by this chapter. Such off-street parking standards shall be adopted by

resolution and shall specify minimum dimensions of parking spaces and aisles, requirements for entrances and exits, and requirements for markings and other devices deemed necessary to protect patrons, the traffic on adjoining streets and alleys, and property owners in the vicinity.

B. Standards.

1. Boundary Wall. Where the boundaries of parking facilities in commercial or industrial districts adjoin property in a residential district, a wall shall be constructed along such boundaries in such a manner as will provide protection to the public and owners and occupants of adjoining property from noise, exhaust fumes, automobile lights, and other similar sources of disturbance. The wall shall be constructed of solid masonry to a height of 3 feet from the front of the property to a depth equal to the required front yard setback established for adjoining property in a residential district. The remaining portion of the wall shall be 6 feet in height, the lower 4 feet of which must be of solid masonry construction.
2. Plot Plan Required.
 - a. A plot plan for any proposed parking facility shall be required. The plot plan shall show the layout of parking spaces, aisles, walls, and other requirements set forth in this chapter and in the off-street parking standards.
 - b. For commercial districts, plot plan of the parking facility shall be submitted to the Traffic Engineer and the Building Director for review and approval. The Building Director shall retain a copy of the approved plan. The parking facility shall be developed and maintained in accordance with the approved plan.
 - c. For industrial districts, a plot plan of any proposed parking facility shall be submitted to the Planning Director for approval. If the proposed parking lot or parking area as shown on the plot plan meet the requirements, the Planning Director shall endorse his written approval on the plan and retain a copy thereof. If the proposed plot plan does not meet the requirements of this chapter, the Planning Director shall return the plan to the applicant, together with a written statement setting forth the deficiencies in the plan, within 10 calendar days after the submission of the plan to the Planning Director. The parking lot or parking area shall be developed and maintained in accordance with the plan as approved.
3. Enclosed Parking. The enclosure of commercial off-street parking may be permitted, subject to the following conditions:

- a. That doors remain open during regular business hours.
- b. That a sign be posted on the business frontage which advises patrons of the availability and location of parking spaces.
- c. That a sign be posted on the rear of the site which contains the following information:
 - (1) Doors are to remain open during business hours.
 - (2) A number to call for Code Enforcement.
 - (3) Municipal Code Section.
- d. That the location, size and color of the signs required by 2 and 3 above shall be approved by the Planning Director.

4. Exceptions.

- a. Where the size, shape, location, or topography of the proposed parking facility make compliance with the requirements of this section impractical and will result in hardship, the requirements of this chapter and the off-street parking standards as are necessary to permit development of the parking facility may be waived so long as the waiver does not create an unsafe condition or a condition which is detrimental to surrounding property.
- b. For commercial districts, application for a waiver of the requirements of this section shall be made to the Zoning Administrator.
- c. For industrial districts, application for a waiver of the requirements of this section shall be made to the Planning Commission.

20.66.060 Parking Requirement for Office Buildings Based on Size of Parking Pool

The parking requirement for office buildings, as specified in this chapter may be modified in accordance with the following schedule:

- A. For the first 125,000 sq. ft., 1 parking space shall be provided for each 250 sq. ft. of net floor area.

- B. For the next 300,000 sq. ft., 1 parking space shall be provided for each 300 sq. ft. of net floor area.
- C. For any additional floor area, 1 parking space shall be provided for each 350 sq. ft. of net floor area.
- D. For pools based on more than 425,000 sq. ft. of net floor area, the Planning Commission may modify the parking formula by use permit, based on a demonstrated formula.

20.66.070 Parking Requirement for Eating and Drinking Establishments and Cabarets and Nightclubs

- A. The Planning Commission shall establish the off-street parking requirement for Eating and Drinking Establishments (except for Full-Service, Small-Scale, Take-Out Service, Take-Out Service, Limited, and Accessory establishments), Cabarets, and Nightclubs within a range of one space for each 30 to 50 square feet of net public area based upon the following considerations:
 - 1. The physical design characteristics of the use including:
 - a. The portion of net public area designated for dining, cocktails or dancing.
 - b. The number of tables or seats and their arrangement.
 - c. Other areas that should logically be excluded from the determination of net public area.
 - d. The parking lot design, including the use of small car spaces, tandem and valet parking and loading areas.
 - e. Availability of guest dock space for boats.
 - f. Extent of outdoor dining.
 - 2. Operational characteristics, including:
 - a. The amount of floor area devoted to live entertainment or dancing.
 - b. The amount of floor area devoted to the sale of alcoholic beverages.

- c. The presence of pool tables, big screen televisions or other attractions.
 - d. The hours of operation.
- 3. The location of the establishment:
 - a. In relation to other uses and the waterfront.
 - b. Availability of off-site parking nearby.
 - c. Amount of walk-in trade.
 - d. Parking problems in the area at times of peak demand.

If during the review of the use permit, the Planning Commission uses any of the preceding considerations as a basis for establishing the parking requirement, the substance of such considerations shall become conditions of the use permit and a change to any of these conditions will require an amendment to the use permit, which may be amended to establish parking requirements within the range as noted above.

- B. The off-street parking requirement for Take-out Service, or any Eating and Drinking Establishment with drive-through or drive-up service, shall be 1 parking space for each 50 square feet of gross floor area contained within a building or in any outdoor area capable of being used for the purpose of serving food or beverages. In addition, one parking space shall be provided for each employee on duty.
- C. The off-street parking requirement for Full Service, Small-Scale establishments not providing live entertainment shall be 1 parking space for each 3 seats or 1 space for each 75 square feet of net public area. For Full Service, Small-Scale establishments providing live entertainment, the Planning Director shall establish the off-street parking requirement within a range of one space for each 30 to 50 square feet of net public area using the considerations provided in Section 20.66.070 (A).

20.66.080 Off-site Parking

- A. Application. An application to allow required off-street parking on a parcel filed in a manner consistent with the requirements contained in Chapter 20.90: Zoning Administration.
- B. Authority. The Planning Commission shall have authority to approve off-site parking agreements.

C. Required Notice.

1. Mailed or Delivered Notice. At least 10 days prior to the decision on the application, notice shall be mailed to the applicant and all owners of property within 300 feet of the boundaries of the site, as shown on the last equalized assessment roll or, alternatively, from such other records as contain more recent addresses. It shall be the responsibility of the applicant to obtain and provide to the City the names and addresses of owners as required by this section.
2. Contents of Notice. The notice of the proposed application shall contain:
 - a. A description of the location of the project site and the purpose of the application;
 - b. A statement of the purpose of the decision;
 - c. A reference to application materials on file for detailed information;
 - d. A statement rights of appeal.

D. Required Findings.

1. Such lot is so located as to be useful in connection with the proposed use or uses on the site or sites.
2. Parking on such lot will not create undue traffic hazards in the surrounding area.
3. Parking is permanently available, marked, and maintained for the use it is intended to serve.

E. Recordation. Upon approval by the Planning Commission, a permanent covenant shall be recorded with the County Recorder. The agreement shall be approved by the Planning Director and as to form by the City Attorney and a copy shall be filed with the Planning Department.

F. Marine Activities. Provided the findings in Section 20.66.080 (C) are made, the Planning Director shall have authority to approve temporary off-site parking for uses requiring marine activities permits (see Chapter 17.10 of the Municipal Code) for the duration of the permit or a period not more than one year, whichever is less. Decisions of the Planning Director may be appealed to the Planning Commission, as provided in Chapter 20.95. Notice shall be required pursuant to Section 20.60.080 (C).

G. Loss of Off-site Parking.

1. Notification of City. The owner or operator of a business that uses approved off-site spaces to satisfy the parking requirements of this Chapter shall immediately notify the Planning Director of any change of ownership or use of the property where the spaces are located, or of the property for which the spaces are required, and of any termination or default of the agreement between the parties.
2. Effect of Termination of Agreement. Upon notification that the agreement for the required off-site parking has terminated, the Planning Director shall establish a reasonable time in which one of the following shall occur:
 - a. Substitute parking is provided that is acceptable to the Director; or
 - b. The size or capacity of the use is reduced in proportion to the parking spaces lost.

20.66.090 Parking Requirement for Shopping Centers

- A. An off-street parking space requirement of 1 space for each 200 square feet of gross floor area may be used for shopping centers meeting the following criteria:
 1. The gross floor area of the shopping center does not exceed 100,000 square feet.
 2. The gross floor area of all eating and drinking establishments does not exceed 15 percent of the gross floor area of the shopping center.
- B. Tenants with a gross floor area of 10,000 square feet or more shall meet the parking space requirements of Section 20.66.030.
- C. The off-street parking requirement for shopping centers with gross floor areas in excess of 100,000 square feet or with eating and drinking establishments occupying more than 15 percent of the gross floor area, shall be equal to the sum of the requirements prescribed for each use in the shopping center, unless a parking management program is approved.

20.66.100 Modification or Waiver of Off-Street Parking Requirements

- A. Use Permit Required. A use permit may be approved by the Planning Commission to modify or waive the number of off-street parking spaces required by the terms of this chapter if one or more of the following conditions are met:
1. A municipal parking facility is so located as to be useful in connection with the proposed use or uses on the site or sites.
 2. The site is subject to two or more uses and the maximum parking requirements for such uses do not occur simultaneously.
 3. A parking management plan for the site has been approved by the Planning Commission pursuant to Section 20.66.100 (B).
 4. The Planning Commission makes the following findings:
 - a. The parking demand will be less than the requirement in Section 20.66.030.
 - b. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.
- B. Parking Management Programs. The Planning Commission may approve a parking management program to mitigate any impacts associated with a modification or waiver of the number of off-street parking spaces required by this chapter. The parking management plan may include, but is not limited to, the following parking management mechanisms:
1. Restricting land uses to those which have hours or days of operation so that same parking spaces can be used two or more uses without conflict.
 2. Restricting or prohibiting land uses with high parking demand characteristics.
 3. Restrictions on the number or location of employee parking spaces.
 4. Securing off-site parking pursuant to Section 20.66.080.
 5. Providing parking attendants and valet parking.

6. Parking area design, including the use of tandem parking and variations on the dimensions normally required by this chapter or policy.
- C. Required Data. In reaching a decision, the Planning Commission shall consider survey data submitted by the applicant or collected at the applicant's expense.

20.66.110 Parking Management Districts

Properties within a parking management district, established through the PM Overlay District, may be exempted from all or part of the off-street parking requirements of this chapter pursuant to the provisions of the adopted parking management district plan.